W1/2 OF SE1/4.

TR 754-1970, 755-572, DC 1316-19

**BULLOCK FAMILY TRUST AGREEMENT**
1675 SE PEACOCK TER
LAKE CITY, FL 32025

**2026**

**26-4S-17-08750-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

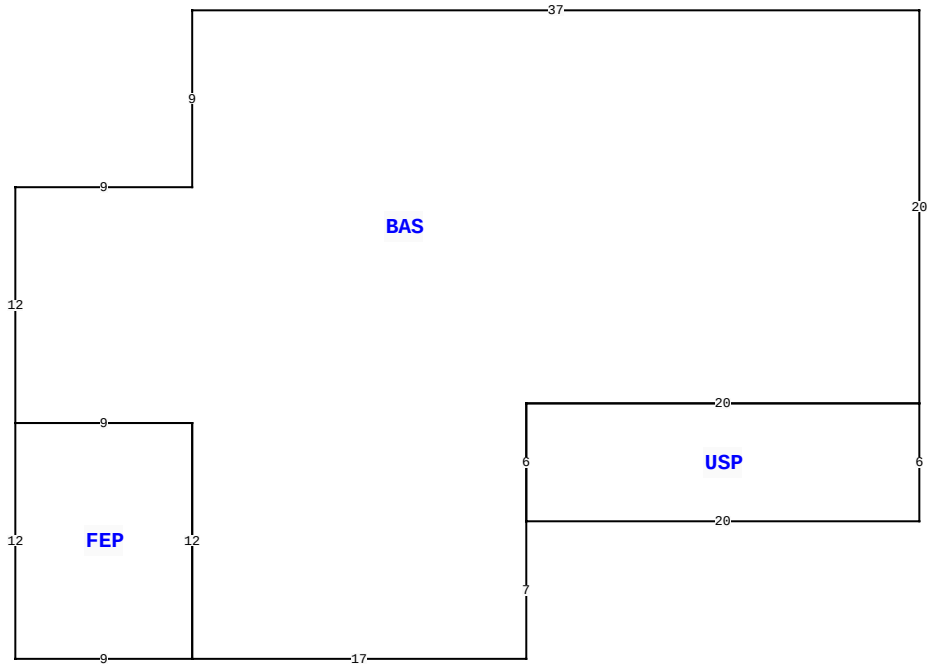
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 26417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,069 | 100 | | 1,069 | 71,125 |
| FEP | 108 | 80 | | 86 | 5,722 |
| USP | 120 | 35 | | 42 | 2,794 |
| TOTALS | 1,297 | | | 1,197 | 79,641 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,197 | 91.3932 | 102.36 | 122,525 | 1920 | 1920 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1069 HX Base Yr




| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 04/10/2025 MLU |
| AG DATE | |

1675 SE PEACOCK TER, LAKE CITY

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 79,641 |
| TOTAL MARKET OB/XF VALUE | 650 |
| TOTAL LAND VALUE - MARKET | 360,000 |
| TOTAL MARKET VALUE | 106,985 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 106,985 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 106,985 |
| TOTAL JUST VALUE | 440,291 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 440,291 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 10253 | REMODEL | 130 | 09/27/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0754/1970 | 12/30/1991 | TR | Q | I | 01 | 109 |

GRANTOR: LAURA MAE BULLOCK

GRANTEE: BULLOCK FAMILY TRUS

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W37 S9 W9 S12 FEP= S12E9 N12 W9$ E9 S12 E17 N7 USP= E20 N6 W20 S6$ N6 E20 N20$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0070 | CARPORT UF | 0 | 0 | 12 | 11 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 2 | 0040 | BARN,POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 650

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 4,500 | | | | | | | |
| 2 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 74.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 20,794 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,400 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 79.00 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 355,500 | | | | | | | |

REVIEW DATE 06/20/2017 BY BC Total Acres: 80.00 Total Land Value: 26,694 Market: 355,500 Agricultural: 22,194 Common: 4,500 PRINTED 11/19/2025 BY SYS